

**DEPARTMENT OF FINANCE
HOUSING ASSETS LIST
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Placer County Redevelopment Agency

Successor Agency to the Former
Redevelopment Agency: County of Placer

Entity Assuming the Housing Functions
of the former Redevelopment Agency: Placer County - Community Development / Resource Agency

Entity Assuming the Housing Functions
Contact Name: Michael J. Johnson Title Agency Director Phone 530-745-3099 E-Mail Address mjohnson@placer.ca.gov

Entity Assuming the Housing Functions
Contact Name: Cathy Donovan Title Housing Specialist Phone 530-745-3170 E-Mail Address cdonovan@placer.ca.gov

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	X
Exhibit B- Personal Property	X
Exhibit C - Low-Mod Encumbrances	X
Exhibit D - Loans/Grants Receivables	X
Exhibit E - Rents/Operations	
Exhibit F- Rents	
Exhibit G - Deferrals	

Prepared By: **Cathy Donovan**

Date Prepared: **07/26/12**

County of Placer
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Undeveloped land for Quartz Ridge Low-Mod Housing	360 Silver Bend Way, Auburn, CA 95603	\$ 816,164	267,676	267,676	yes	RDA inclusionary/ county density bonus	3/10/12	\$816,164			3/23/2009 - Acquisition	Option/DDA
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a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

property address: 360 Silver Bend Way, Auburn, CA 95603, APN 054-171-031, 032, 035-038

property was acquired under a settlment agreement with AHDC, an affordable housing developer, a loan to the developer for this site was forgiven and another loan to the same developer for a different site was reduced as part of this transaction. Funding varied with all funds secured by Low/Mod funds

There is a purchase option and a disposition and development agreement in place with USA Properties Fund for the development of 64-units of Low-Mod housing on this site. USA Properties is applying as Quartz Ridge Family Apts. LP for Tax Credits in the 2nd round of 2012 for funding to develop 64-units of

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Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
1	Computer Equipment	Dell Computer/Monitor	\$ 900	3/10/12	X			2010
2	Computer Equipment	HP Officejet 8000	\$ 40	3/10/12	X			2011
3	Office Equipment	Fire Resist 2 drawer	\$ 400	3/10/12	X			2009
4	Office Equipment	2-drawer file cabinet	\$ 75	3/10/12	X			2007
5	Office Equipment	2-drawer file cabinet	\$ 75	3/10/12	X			2007
6	Office Equipment	2-drawer cab. w/hutch	\$ 85	3/10/12	X			2007
7	Office Equipment	3-drawer cabinet	\$ 50	3/10/12	X			2007
8	Office Equipment	3-drawer cabinet	\$ 50	3/10/12	X			2007
9	Office Equipment	5-drawer cabinet	\$ 100	3/10/12	X			2007
10	Office Equipment	5-drawer cabinet	\$ 100	3/10/12	X			2007
11	Office Equipment	5-drawer cabinet	\$ 100	3/10/12	X			2007
12	Office Equipment	5-drawer cabinet	\$ 100	3/10/12	X			2007
13	Office Equipment	4-shelf metal bookcase	\$ 75	3/10/12	X			2007
14	Office Equipment	NEC Dterm telephone	\$ 35	3/10/12	X			2007
15	Loan Portfolio Software	Computer Software	\$ -	3/10/12	X		X	2005
16	Loan and housing files	Misc. files	\$ -	3/10/12	X			1997-2012
17	Misc. office suplies	paper, stapler, file	\$ 50	3/10/12	X			2007-2011
18	Camera	Canon digital camera	\$ 50	3/10/12	X			2010
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a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

Current value of office and computer equipment estimated at used equipment resale prices.

Loan portfolio software non-transferrable, annual license/maintenance agreement required at a cost of \$2,200

County of Placer
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	Low-Mod Housing	9/27/10	Kings Beach Housing Associates	\$ 2,765,911	yes	RDA/HOME/II G/Tax Credit/County Density Bonus	KBHA	\$ 7,918,300		\$ 24,721,595	7/10/10
2	Low-Mod Housing	8/13/2010 - Option Agreement	Quartz Ridge Family Apts.	\$ 1,215,000	It will be if developed	RDA/Tax Credit/County Density Bonus	Placer County Housing Successor Entity	\$ 816,164			3/23/2009 - property acquisition
3	Low-Mod Housing	1/25/2011 Amended Pre-Development Loan, 7/13/2010 Pre-Development Loan	Quartz Ridge Family Apts.	\$ 178,013	It will be if developed	RDA/Tax Credit/County Density Bonus	Placer County Housing Successor Entity	X			
4	Low-Mod Housing	2/22/2011 - DDA for Permanent Financing	Quartz Ridge Family Apts.	\$ 1,650,000	It will be if developed	RDA/Tax Credit/County Density Bonus	Placer County Housing Successor Entity	X			
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

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Item #1 - There are 5 sites with 77 units of housing in the total project, the agreements are between Placer County Redevelopment Agency and Kings Beach Housing Associates (KBHA), 14 units complete and occupied as of July 2011, 23 units in June 2012, the remaining 40 units will be complete in October 2012

County of Placer
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan	\$ 1,136,500	10/7/10	Domus Development	Pre-development	Yes	10/7/2065	3%	\$ 1,136,500
2	Loan	\$ 4,650,400	10/7/10	Kings Beach Housing Associates	Land acquisition Loan	Yes	10/7/2065	3%	\$ 4,650,400
3	Loan	\$ 2,131,400	10/7/10	Kings Beach Housing Associates	Gap Financing housing development	Yes	10/7/2065	3%	\$ 2,131,400
	Loan	\$ 3,314,000	9/27/10	Kings Beach Housing Associates	Construction of Infrastructure for L-M housing	Yes	9/27/2067	0	\$ 548,089
4	Loan	\$ 227,513	7/13/10	Quartz Ridge Family	Pre-development	Yes	7/13/2013	3%	\$ 227,513
5	Loan	\$ 5,481	8/27/09	M. Delekta	Owner Rehab.	Yes	8/27/2024	0	\$ 5,461
6	Loan	\$ 39,000	1/19/01	Auburn Court Apts., LP	Multi-Family Rehab.	Yes	1/19/2056	0	\$ 39,000
7	Loan	\$ 125,000	5/16/07	S. Ruelas	First time homebuyer acquisition (FTHB Acq.)	Yes	5/16/2037	Shared App	\$ 125,000
8	Loan	\$ 46,488	1/24/08	G. Kevie	Owner Rehab.	Yes	1/24/2038	3%	\$ 46,488
9	Loan	\$ 56,650	8/29/08	S. Ensey	FTHB Acq.	Yes	8/29/2038	Shared App	\$ 56,650
10	Loan	\$ 62,160	9/29/08	J. Bernhard	FTHB Acq.	Yes	9/29/2038	Shared App	\$ 62,160
11	Loan	\$ 106,401	4/7/09	A. Silva	Owner Rehab.	Yes	4/7/2039	0	\$ 106,401
12	Loan	\$ 114,283	6/17/09	J. Thomas	FTHB Acq.	Yes	6/17/2039	2%	\$ 106,638
13	Loan	\$ 116,631	6/26/10	D. Davis	FTHB Acq.	Yes	6/26/2040	2%	\$ 111,820
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20		12,131,907.00							\$ 9,353,520

City or County of xxxx
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
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a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

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a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit G - Deferrals

City or County of xxxxx

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
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